

**Attachment 2**

**Final Planning Commission Action Letter**

**dated June 14, 2011**



# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
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SANTA BARBARA, CALIF. 93101-2058  
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June 14, 2011

Sespe Consulting, Inc.  
John Hecht and Jane Farkas  
468 Poli Street, Suite 2E  
Ventura, CA 93001

PLANNING COMMISSION  
HEARING OF JUNE 8, 2011

**RE: *Revision to the Previously Approved Diamond Rock Mine and Processing Facility;  
11RVP-00000-00032***

Hearing on the request of Troesh Materials, Inc., represented by Sespe Consulting, to consider Case No. 11RVP-00000-00032 for approval of an revision to the previously approved Diamond Rock Mine and Processing facility (Case No. 03CUP-00000-00037 and 03RRP-00000-00002, respectively) in compliance with Sections 35.84.040.E.2, 35.080.020 and 35.80.060 of the County Land Use and Development Code, on property zoned U (Ordinance 661) & AG-II-40; and to accept the Addendum to Environmental Impact Report (05EIR-00000-00001 ) pursuant to Section 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original EIR identified significant effects on the environment in the following categories: Air Quality due to emission of oxides of nitrogen (NOx) from equipment at the project site, as well as significant but mitigable effects related to Drainage and Flooding, Geologic Hazards, Biological Resources, Traffic, Noise, Air Quality, Visual Resources and "Quality of Life" issues in the vicinity of the project site. The subject property is 280 acres located west of State Highway 33, approximately six miles south of its junction with State Highway 166, in the Maricopa/Ventucopa area, Fifth Supervisorial District. (Continued from 5/11/11)

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Dear Mr. Hecht and Ms. Farkas:

At the Planning Commission hearing of June 8, 2011, Commissioner Blough moved, seconded by Commissioner Valencia and carried by a vote of 3 to 2 to:

1. Make the required findings for the project specified in Attachment A of the staff memorandum dated June 7, 2011, including CEQA findings;
2. Adopt the Addendum to Environmental Impact Report 05EIR-00000-00001 pursuant to Section 15164 of the State Guidelines for Implementation of the California Environmental Quality Act, included as Attachment C of the staff memorandum dated June 7, 2011.
3. Approve CUP Revision Case No. 11RVP-00000-00032 subject to the conditions included in Attachment B of the staff memorandum dated June 7, 2011, including Condition 65 as revised during the June 8, 2011 hearing.

*Condition No. 65 was revised as follows:*

65. As long as the Diamond Rock material is being delivered to, processed at or stockpiled at GPS, there shall be a contract between Diamond Rock and GPS that requires compliance with all applicable conditions, regulations and restrictions, including Conditions 17, 34, 35, 37 and 38 of ~~03CUP-00000-00037~~ 11RVP-00000-00032 at the GPS site at all times and prohibits simultaneous mining at Diamond Rock and GPS from extraction on their property while receiving and processing material from the Diamond Rock site. A Draft contract shall be submitted to P&D for review and approval by P&D and County Counsel prior to the issuance of the Land Use Permit that effectuates 11RVP-00000-00032.

*The attached findings and conditions reflect the Planning Commission's actions of June 8, 2011.*

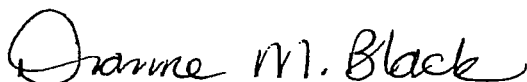
The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, June 20, 2011 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$643 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

**A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.**

Sincerely,



Dianne M. Black  
Secretary to the Planning Commission

cc: Case File: 11RVP-00000-00032  
Planning Commission File  
Owner: Triangle E Farms, 2830 State Route 33, Maricopa, CA 93852  
Applicant: Troesh Materials, Inc., 305 Cuyama Lane, Nipomo, CA 93852  
County Surveyor  
Fire Department

Flood Control  
Park Department  
Public Works  
Environmental Health Services  
APCD  
Accounting, Planning and Development  
Steve Lavagnino, Fifth District Supervisor  
Daniel Blough, Fifth District Planning Commissioner  
Rachel Van Mullem, Deputy County Counsel  
Gary Kaiser, Planner:

**Attachments:      Attachment A – Findings**  
**Attachment B – Conditions of Approval**

DMB/dmw

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## ATTACHMENT A: FINDINGS

### **1.0 CEQA FINDINGS**

#### **1.1 CONSIDERATION OF THE ADDENDUM AND FULL DISCLOSURE**

Pursuant to CEQA Guidelines Section 15164, the Planning Commission has considered the Addendum dated April 27, 2011 (and Revised June 7, 2011) together with the previously certified EIR 05EIR-00000-00001 for the Diamond Rock Mine and processing facility. The Addendum reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA. The Addendum, together with EIR 05EIR-00000-00001, is adequate for this proposal. On the basis of the whole record, including the Addendum, the previously certified CEQA document, and any public comments received, the Planning Commission finds that the project changes described in the Addendum will not create any new significant effects or a substantial increase in the severity of previously identified significant effects on the environment.

#### **1.2. LOCATION OF DOCUMENTS**

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Planning Commission of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101 and at 624 W. Foster Road, Suite C, Santa Maria, CA 93455.

#### **1.3 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM**

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

#### **1.4 FINDINGS ADDRESSING ADDENDUM ISSUE AREAS**

The Addendum prepared for the project addressed the following issues: Drainage and Flooding, Geologic Hazards, Biological Resources, Traffic, Noise, Air Quality and Visual Resources.

### **2.0 ADMINISTRATIVE FINDINGS**

#### **2.1 Conditional Use Permit Findings**

Pursuant to LUDC Section 35.82.060 a Conditional Use Permit application shall only be approved if all of the following findings are made.

##### **2.1.1 *The site for the proposed project is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed.***

The Diamond Rock mine Conditional Use Permit would apply to a 133-acre portion of three parcels that encompass approximately 280 acres. The project region is sparsely populated and there are seven residences located within approximately one-half mile of the project site. The project site is located adjacent to State Route 33, which would provide local and regional access.

Proposed mining operations would occur in the channel of the Cuyama River, which is dry for much of the year. The proposed project includes operating provisions to minimize potential impacts associated with conducting mining operations within the river when flowing water is present, and when necessary, to shift or temporarily suspend in-river mining operations when water flows would make mining operations impractical or infeasible. Upon the conclusion of mining operations, the mine pit would be allowed to fill with alluvial material, thereby minimizing the potential for long-term project-related effects.

Proposed material processing operations would occur in an upland area that is presently used for agriculture. Prime agricultural soils located in the Processing Area would be removed and reserved. After the completion of mining operations, the reserved soil would be returned to the Processing Area and agricultural operations could be resumed.

The proposed Phase I "extraction and hauling only" plan can occur on the same 280-acre property using a farm road that already exists. Therefore, the proposed project site would be adequate in size, shape, location and physical characteristics to accommodate the proposed quarry operation as well as the interim Phase I plan.

#### ***2.1.2 Significant environmental impacts will be mitigated to the maximum extent feasible.***

Mitigation measures are identified in the Final EIR prepared for the proposed project (05EIR-00000-00001) that would reduce most of the environmental impacts of the proposed project to a less than significant level. The only environmental impact that cannot be reduced to a less than significant level results from the operation of trucks and other machinery on the project site, and related emissions of NOx that would be in excess of the County's threshold standard of 55 pounds per day. Despite the implementation of mitigation measures, this air quality impact cannot be reduced to a less than significant level. Other project-related impacts associated with environmental issues such as drainage and flooding, geologic hazards, biological resources, traffic and traffic safety, noise and visual resources can be feasibly reduced to a less than significant level with the implementation of identified mitigation measures. The Phase I "extraction and hauling only" plan would be subject to the same conditions and mitigation measures. Therefore, impacts of the proposed project have been mitigated to the maximum extent feasible.

#### ***2.1.3 Streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.***

Traffic generated by the Diamond Rock mine project would consist primarily of trucks hauling sand and gravel produced by the mine. The project-related traffic would occur mostly on the regional state highway system, including State Routes 33 and 166. The analysis of potential traffic volume and safety impacts concluded that the proposed project would not result in significant impacts to State Route 166. State Route 33 would provide access to the project site, and in the project vicinity State Route 33 operates at level of service A.

As required by Condition No. 34, the proposed project would not add truck traffic to State Route 33 in the Ojai area of Ventura County. Therefore, no project-related traffic impacts to State Route 33 in the Ojai area would occur.

To avoid potential traffic safety impacts to State Route 33 resulting from slow-moving trucks making left turns in and out of the project site, a proposed condition of approval requires the project applicant to construct a northbound left-turn lane on State Route 33 at the project site entrance if required by Caltrans.

With the implementation of proposed mitigation measures and conditions of approval, the streets and highways that would be used by the proposed project are adequate and properly designed to carry the type and quantity of traffic generated by the Diamond Rock mine. The Phase I “extraction and hauling only” plan would not increase truck traffic and would be subject to the same conditions and mitigation measures including Condition 34 which prohibits any truck traffic on State Route 33 through Ojai. Therefore, impacts of the proposed project have been mitigated to the maximum extent feasible.

**2.1.4 *There will be adequate public services, including fire protection, police protection, sewage disposal, and water supply to serve the proposed project.***

The Diamond Rock mine would not result in a substantial demand for public services such as fire protection and law enforcement services. The minimal amount of waste water produced by the proposed project would be adequately accommodated by a proposed on-site septic system, and the project would not result in a significant water supply or groundwater quality/quantity impacts. The Phase I “extraction and hauling only” plan would not increase demand for services. Therefore, there are adequate public services to serve the proposed project.

**2.1.5 *The project will not be detrimental to the comfort, convenience, general welfare, health and, safety of the neighborhood and will be compatible with the surrounding area.***

A health risk analysis was prepared to evaluate potential impacts resulting from increased public exposures to diesel exhaust particulate matter generated by equipment operated on the project site and from truck traffic generated by the project. The analysis determined that the maximum increase in cancer risk at a location adjacent to the project site would be approximately nine in one million, which is below the Santa Barbara APCD significance threshold of 10 in one million. At the location of the residence closest to the project site, the estimated project-related cancer risk would be 1.6 in one million. Potential cancer risk resulting from off-site diesel truck traffic was less than one in one million. Proposed conditions of approval would ensure that operations at the project site conform to project site operation assumptions used in evaluating the potential health risk impacts of the proposed project.

Potential traffic safety impacts at the project site driveway intersection would be reduced to a less than significant level by the installation of a new turn lane if it is required by Caltrans. Project-related noise impacts to sensitive receptors (residences) located in the project area would also be reduced to a less than significant level by implementing a variety of noise control measures, including the construction on sound barriers, noise control measures for proposed machinery, and limiting nighttime equipment use and the hours of material processing and truck loading operations on Sundays.

Mining-related operations at the Diamond Rock project site may occur simultaneously with operations at other existing mines located in the project region. The Final EIR has determined that with the implementation of proposed mitigation measures for issue areas related to truck traffic volumes and resulting noise impacts, mine operation noise and other project-related impacts, the Diamond Rock project’s contribution to changes in the rural character of the project area and resultant “quality of life impacts” would not be significant.

Therefore, with the implementation of proposed conditions of approval the Diamond Rock project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area. A Revised Health Risk Assessment was conducted for the Phase I “extraction and hauling only” plan and it showed that the Phase I plan would pose no significant health risk. The Phase I “extraction and hauling only” plan would be subject to the same conditions and mitigation measures. Therefore, impacts of the proposed project have been mitigated to the maximum extent feasible.

**2.1.6 *The proposed project will comply with the applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan.***

As indicated in Sections 6.3 and 6.4 of the staff report, the proposed project would be consistent with the applicable provisions and policies of the LUDC and the Comprehensive Plan.

**2.1.7 *Within Rural areas as designated on the Comprehensive Plan maps, the proposed use will be compatible with and subordinate to the rural and scenic character of the area.***

Mining-related operations at the Diamond Rock project site may occur simultaneously with operations at other existing mines located in the project region. The cumulative operations at the existing mines and the proposed Diamond Rock mine may have the potential to adversely affect the "quality of life" of residents located in the vicinity of the mines. The Final EIR has determined that with the implementation of proposed mitigation measures for issue areas related to potential project-related land use conflicts, the Diamond Rock project's contribution to quality of life impacts would not be significant. Potential visual impacts of the proposed project would also be reduced to a less than significant level by proposed mitigation measures to minimize night lighting and to provide screening of processing equipment. The Phase I "extraction and hauling only" plan would be subject to the same conditions and mitigation measures. Therefore, impacts of the proposed project have been mitigated to the maximum extent feasible and the proposed project would be compatible with and subordinate to the rural and scenic character of the area.



## ATTACHMENT B: PROPOSED CONDITIONS OF APPROVAL

### **Diamond Rock Mine Revised Conditional Use Permit 11RVP-00000-00032**

I. A Conditional Use Permit is Hereby Granted:

II.

TO: Troesh Materials, Inc

APN: 149-220-002; -011; & -065

PROJECT ADDRESS: State Route 33, Maricopa, CA 93852

ZONE: "U" & "AG-II-40"

AREA/SUPERVISORIAL

DISTRICT: Ventucopa area, Fifth District

FOR: Establishment of a new in-river sand and gravel mine.

III. This permit is subject to compliance with the following conditions:

#### **Project Description**

1. This Conditional Use Permit is based upon and limited to compliance with the project description presented below, compliance with the approved Reclamation Plan for this mining facility, and the conditions of approval set forth below. The location of project components authorized by this CUP are illustrated in Attachment F (proposed Reclamation Plan), dated May 14, 2008. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the mining plan and/or further environmental review. Deviations without the above described approval would constitute a violation of permit approval.

#### **The project description is as follows:**

Aggregate would be mined from a pit located in the Cuyama River. Mined materials would be mechanically crushed, sorted by size and type using triple-deck and double-deck dry scalping screens. Sand would be washed to remove fine material. All finished products would be stockpiled, and products would be transported offsite via haul trucks with a 29½-ton capacity (~20 cubic yards). Figures depicting the proposed mining and processing areas are presented in Attachment F (proposed Reclamation Plan).

The average annual production (based on a rolling average) over the 30-year life of the project is estimated to be 500,000 tons of product per year. Under this annual rate, the average hourly and daily production would be about 103 tons per hour (16 hours of operation per day) and 1,650 tons per day (six days per week), based on 303 processing days per year. The maximum annual production from the mine would be 750,000 tons. The higher production would be achieved by higher daily production. Peak daily production would be limited to the physical capabilities of the processing equipment, which is capable of processing 9,600 tons per day (600 tons per hour). To produce 750,000 tons in a year with 303 processing days, the average hourly and daily production would increase to 154 tons per hour (16 hours of operation per day) and 2,475 tons per day (six days per week).

The actual production levels would vary over time and would be a direct function of the general regional economic conditions, the number and type of contracts obtained, and equipment usage rate and maintenance requirements. However, the maximum annual mine production would not exceed 750,000 tons per year.

Based on initial testing of the riverbed area, the deposits to be mined consist of the following materials: 38 percent gravel, 60 percent sand (estimated 55 percent marketable, 5 percent excess), and 2 percent fines. Gross volume of the aggregate proposed to be excavated from the 83.76-acre mining area is estimated to be 9,210,000 cubic yards, which is estimated to be 13,820,000 tons of material (based on an assumed density of 1.5-tons per cubic yard). The net reserves are estimated at 12,850,000 tons, assuming seven percent of the material will be unsuitable for sale as PCC-grade aggregate.

At the proposed average extraction rate of 500,000 tons per year, the aggregate resource would last for 27.7 years, assuming that the river does not replenish material over time. As such, the applicant has requested a 30-year permit.

Finished products would be PCC-grade aggregate and other aggregate products. Processing also creates “scalped fines” as a byproduct, which would be sold or placed in the mining pit as backfill. Some of the fines may also be used as a soil amendment by the landowner and others in the area.

It should be noted that the assumed material composition and quantities are based on limited data. As the deposit is mined, material may be encountered that does not match these assumptions. If this occurs, the proposed product line would be revised accordingly. However, the overall operations at Diamond Rock would not change.

**Mining Depth and Phases.** Mining would occur in the bed of the Cuyama River where a pit would be created and excavated. The mining plan has two phases and the entire pit could encompass about 84 acres. The maximum anticipated depth would be 90 feet below ground surface. Phase 1 would encompass about 46 acres and would be divided into a series of cuts and lifts as shown below in Table 1. Phase 2 would involve a single cut.

**TABLE 1  
 SUMMARY OF MINING PHASES**

Phase	Duration <sup>1</sup>	Tonnage <sup>2</sup>	Cubic Yards
Pre-Production	1.4 years	690,000	460,000
Phase 1 Cut 1 Lift 1	3.3 years	1,640,000	1,090,000
Phase 1 Cut 1 Lift 2	2.5 years	1,230,000	820,000
Phase 1 Cut 1 Lift 3	1.9 years	960,000	640,000
Phase 1 Cut 2	5.9 years	2,970,000	1,980,000
Phase 2	12.7 years	6,330,000	4,220,000
<b>Total</b>	<b>27.7 years</b>	<b>13,820,000</b>	<b>9,210,000</b>

<sup>1</sup> Assumes a mining rate of 500,000 tons per year

<sup>2</sup> Assumes 1.5 tons per cubic yard.

The above description of the mining phases is based on ideal conditions, and the assumptions that the mine pit would not be flooded during the life of the project and that excavation would proceed in an orderly manner throughout the life of the project. However, it is expected the Cuyama River will periodically flood the mine pit during the life of the project, which would deposit sediment back into the mining pit. The addition of new material and water to the pit would modify the location, depth, and rate of excavation. Mining would continue in accordance with the proposed plan and within the proposed mining limits. However, it is unlikely that the full mine pit depicted in figures contained in Attachment F (proposed Reclamation Plan) would ever be achieved due to the likelihood of periodic flooding.

Under the proposed mining plan, excavation would begin at the southwest corner of the mining area by excavating a narrow pit parallel to the flow direction of the river. As each 30-to 50-foot-wide pit is completed, the next pit would be excavated parallel to and on the east side of the previous pit, incrementally further away from the river's main channel, which ensures areas of completed mining are located west of active mining areas. This eastward progression of mining also allows mining to occur in previously un-mined areas during periods where there is standing water in active excavation areas.

Within each pit, the excavation would proceed through a series of cuts and lifts until excavated to final depth. Each lift would involve an excavation depth of approximately 30 feet. As the excavation of one pit drops into the second lift (approximately 31 to 60 feet), excavation on the first lift of the adjacent parallel pit to the east would commence. In this manner, when the final depth is reached on the first pit, the second pit would be at a depth of approximately 60 feet, and the third pit would be at a depth of approximately 30 feet.

It is expected that pit excavation would proceed as described above until the Cuyama River reaches flood stage, when the river floods bank-to-bank and would fill the excavated pits. In advance of such flooding, mining activities would be suspended and equipment would be moved out of the riverbed and onto the Processing Area. Following the flooding, the mine pits would be inspected. If the deposited material contains marketable aggregate, the flooded pits would be re-excavated after drying. If there is a high percentage of unmarketable fine materials, excavation would commence in the next narrow pit.

A low flood control berm would be constructed around the perimeter of the active mine pit, as shown in figures provided in Attachment F (proposed Reclamation Plan). The berm would be constructed of riverbed material, and would be approximately four feet high and 10 feet wide at the base. The berm would not be an engineered structure designed for a specific design storm. Several times each year, there are light rains in the watershed that cause sheet flows within the riverbed that may be several inches deep. The berm would divert those low flows from the mine pit. However, flooding from substantial rain events would wash away the berms or overtop them. The berm would be maintained on an as-needed basis, and would be repaired after flooding events.

Another earthen flood control berm would be constructed at the mouth of Deer Park Creek. An earthen berm, 4 to 6 feet tall, would be constructed across the mouth of the drainage to direct flows into the mine pit in a controlled manner, most likely along the access ramp. The berm would prevent erosion of the sides of the mine pit. The berm would not be an engineered structure; it would be constructed of on-site materials. The berm would be maintained on an as-needed basis, and would be repaired after flooding events. During the initial mining phase when the mine pit is not located at the mouth of the creek, the berm would divert flows downstream, away from the mine pit.

The proposed mining pit would be set back at least 50 feet from all property lines to assure that offsite property is not affected by slope failures and erosion of the pit slope cuts. Slopes adjacent to property lines would be no steeper than 2:1 (H:V), with an overall slope (including benches) no greater than 3:1 (H:V), as shown on. Active mine area slopes not along property lines would have a maximum 2:1 (H:V).

The Phase 2 mining pit would be set back a minimum of 100 feet from the confluence of Deer Park Creek (an ephemeral tributary) and the Cuyama River.

Access from the Processing Area into the riverbed would be provided by a 24-foot-wide all-weather road constructed of riverbed materials. The ramp would extend from the riverbank to the mining pit. Its length and location would vary depending on the location of the mining pit.

Hence, during the initial mining phase, the road would extend across the riverbed. At the full mine pit phase, the road would serve as a ramp from the existing riverbank into the adjacent pit.

**Topsoil Salvage.** Topsoil directly under the 14.2-acre Processing Area would be excavated prior to installation of equipment and structures. Approximately 12,300 cubic yards would be used to construct temporary 6-foot-high visual screening berms along State Route 33.

At the end of the project, topsoil stored in the landscape berms would be removed and placed at the Processing Area. At that time, the Processing Area would be returned to pre-project grades and available for agricultural production.

The following materials would be stored in stockpiles in the mining area and the Processing Area: 1) excess topsoil from the Processing Area that is not spread on nearby agricultural fields; 2) unsuitable fines encountered in the mining process, particularly materials deposited from flooding in active mine pits; and 3) unmarketable fines and excess sands generated from processing. Unmarketable fines would be generated at the Processing Area from the scalping screens and from the sediments that settle within the water retention basins (estimated to comprise about two percent of mined material). Excess sand is non-marketable sand derived from processing which is estimated to be up to 5 percent of mined material, or 25,000 cubic yards over the life of the permit.

There may be one or more stockpiles of topsoil, fines, and excess sand. Prior to the discovery of the blunt-nosed leopard lizard at the project site and the need to protect its habitat, this material was planned to be used in improving soil conditions at the leopard lizard protection area for its conversion to agriculture. Material would be added to the stockpile(s) on a continuous basis, as fines are encountered during mining and/or produced during processing. Over time, stockpiles of unmarketable fines and excess sand would be placed into the finished portions of the mine pit. More than half of the topsoil would be stockpiled within the landscaping berm throughout the mining period. The remaining topsoil would either be used to further enhance the agricultural field directly north of the Processing Area; and/or used in final reclamation of the mine pit and Processing Area as a top dressing.

Topsoil stored within the 6-foot-high landscape berm will be planted to prevent wind and water erosion and to preserve soil microbes. The plant palette is shown in Table 2 and Section 4.5.2 of the Reclamation Plan. Supplemental irrigation will be applied, as needed, to establish this vegetation. These berms would also be used for visual screening.

**TABLE 2  
 LANDSCAPE BERM PLANT PALETTE**

<b>Botanical Name</b>	<b>Common Name</b>	<b>Size</b>	<b>Quantity</b>
<i>Calocedrus decurrens</i>	Incense cedar	15 gallons	68
<i>Pinus coulteri</i>	Coulter Pine	15 gallons	27
<i>Quercus douglasii</i>	Blue Oak	15 gallons	37
<i>Heteromeles arbutifolia</i>	Toyon	5 gallons	123

**Material Processing**

The mined materials would be processed at the 14.2-acre Processing Area adjacent to State Route 33. A description of the facilities and material processing is provided below.

**Processing Equipment and Materials.** Equipment, materials, and facilities that would be located at the Processing Area are listed below:

- Conveyors
- Triple deck dry scalping screen
- Double deck dry scalping screen
- Sand washer (screw type)
- Dewatering screen
- Load-out bins (auto-loader)
- Material stockpiles
- 20,000-gallon above-ground diesel fuel tank, with secondary containment and bermed fueling and maintenance pad
- 10,000-gallon domestic water storage tank with Fire Department drafting hydrant
- Water retention basins (three, each being 80 feet x 130 feet x 10 feet deep)
- Stormwater percolation swale (design capacity of 162,000 gallons, approximately 750 feet in length, depth and width vary with an average depth of 3.8 feet and an average width of 22.8 feet)
- Water reclamation system (three-stage clarifier – each concrete basin being 80’ wide x 130’ long x 10’ deep)
- Scale house (office and dispatch operations)
- Restroom facilities and septic system
- Truck scale (70’ above-ground Toledo)
- Well (electric pump)
- Office (7,500 square feet)
- 24-foot-wide, two-lane all-weather access road and turn-around to provide haul trucks with access to the loading bins and truck scale
- Parking spaces for 12 automobiles, plus one handicapped; parking spaces for 4 trucks
- Entrance sign and perimeter fencing (6-foot-high chain link fence) around the Processing Area
- Flagging around the perimeter of the mine pit
- Caretaker/security trailer
- Electricity supplied by the power grid (power pole already onsite)

Chemicals delivered to and stored at the Processing Area onsite are listed below in Table 3.

**TABLE 3  
ON-SITE CHEMICALS**

Chemical	Quantity	Type
6 Guardol QLT 15W-40	2 x 55 gallons	Petroleum hydrocarbon
Diesel #2	20,000 gallons	Petroleum hydrocarbon
Hydraulic Oil AW 46	2 x 55 gallons	Petroleum hydrocarbon
Waste Motor Oil	55 gallons	Petroleum hydrocarbon
Acetylene	2 x 420 cu. ft.	Acetylene gas
Grease	3 x 35 gallons	Petroleum hydrocarbon
Oxygen	2 x 420 cu. ft.	Oxygen gas
Flocculant (e.g., Nalclear)	Unknown at this time	Flocculant (organic polymers)

Onsite mobile equipment (most of which would be used in mining) would include the following:

- Three front-end loaders (two CAT 980s, one in the yard and one in the mining pit, and a CAT 988 in the mining pit)
- Water truck (4,000-gallon capacity)
- Two scrapers (33-ton capacity – CAT 633)
- Two haul trucks (40-ton capacity)
- Excavator (235 CAT)

- Man lift
- Backhoe (Case 535)
- CAT D-8 dozer
- Service truck (lubrication vehicles for periodic servicing of vehicles and equipment)
- Crane (25-ton lift)
- Welding unit

All vehicle fueling and maintenance would take place atop the fueling and maintenance pad within the Processing Area. The concrete pad would include a curbed containment berm and would be located adjacent to the fuel storage tank, which would be placed within a concrete secondary containment area.

#### Phase I - Extraction and Hauling Only Option

The CUP revision modifies the project by adding an interim Phase I “mining and extraction only” option whereby raw material from the Diamond Rock Mine would be hauled to the existing GPS processing facilities, which are located on the adjacent property to the north of Diamond Rock, via an existing farm road that currently connects the two use areas. The existing farm road is virtually flat and wide enough and would require very little if any improvement (although it would have to be watered regularly to control dust). GPS would cease extraction on their property while receiving and processing material from the Diamond Rock site. Likewise, Diamond Rock would cease the export of material to GPS if and when they are processing material on the Diamond Rock site. All of the permit conditions placed on the Diamond Rock mine would remain in effect, including restrictions on truck routes.

**Processing Operations.** Processing would occur at an electrically-powered processing facility capable of processing 600 tons of material per hour. A detailed description of the sequence of processing is provided below.

Material would be excavated from the riverbed using heavy mobile equipment and transported by trucks, scraper or conveyor to the loading hopper. From this point on, material would be moved throughout the Processing Area via a system of conveyors.

- Once in the loading hopper, gravel and boulders would be conveyed from the river’s edge to the jaw crusher where they are reduced in size, then conveyed for placement onto the surge pile.
- From the surge pile, crushed aggregate would fall into tunnels and be conveyed to the triple deck dry scalping screen to remove oversized material.
- Material too large for the triple deck dry scalping screen would be diverted and conveyed to the adjacent cone crusher for additional crushing, and is conveyed back through the triple deck dry scalping screen. Material leaving the triple deck dry scalping screen would be conveyed onto the ¾” rock, ⅜” rock or scalped fines stockpiles, or into the double deck dry scalping screen.
- Material entering the double deck dry scalping screen is separated into birds-eye rock and concrete sand. The bird-eye rock is conveyed onto a stockpile and the concrete sand is passed through a sand washer.
- Concrete sand would then be conveyed through the dewatering screen before being conveyed onto the concrete sand stockpile.
- Wash water from the sand washer and dewatering screen would flow by gravity back to the water retention basins where a flocculant is added (i.e., a triple basin clarifier, with three concrete basins 80 feet x 130 feet and 10 feet deep). While in the water retention basins, the flocculated fine material would “settle out” and 61 percent the water would be reclaimed for re-use in material washing. Fine material deposited in these basins would be removed and deposited on the fines stockpile by a front-end loader.

- The finished product placed on the birds-eye rock stockpile would be available for sale from that location. Material placed on the scalped fines stockpile would be hauled offsite for use as soil amendments, landfill top cover, or placed within the mine pit.
- The finished product would be placed in the concrete sand or ¾" rock stockpiles where it would fall into tunnels and be conveyed to the loading bins.
- On-road haul trucks entering Diamond Rock would be loaded either at the loading bins (concrete sand or ¾" rock), a load-out area (¾" rock), or by front-end loader at the birds-eye rock or scalped fines stockpiles.
- Concrete rubble accepted for recycling would be stockpiled and a portable crusher brought onsite to periodically crush the concrete rubble. A conveyor (or radial stacker) would transfer the crushed product into a second stockpile. On-road haul trucks entering Diamond Rock would proceed to the recycled concrete stockpile where they are loaded by a front-end loader.

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In the future, it may be operationally advantageous to place the jaw crusher at the bottom of the mine pit and convey the mined materials to the surge pile from that location (Step 2).

**Water Source and Use.** Drinking water for employees and visitors at the Processing Area would be supplied by bottled water. Water for the project operations would be provided from a currently idle well (Well # 4), which is located along the southern boundary of the site near Well #5. This non-potable water would be used for the purposes listed below:

- Replenish water trucks, which would be used to control dust on the access road to the mining pit, and in the mining pit
- Washing aggregate materials at the Processing Area
- Dust control using spray bar nozzles on the conveyors to wet aggregate materials being transported to the surge pile
- Dust control by ground watering (from a watering truck) the area where loaders operate within the Processing Area and between the mining pit and the crusher
- Dust control using sprayers at the three-deck and two-deck dry scalping screens
- Restroom facilities

Water would be introduced into the processing system from the on-site well. Most of the water would be used and then re-used as it is recycled through the aggregate processing system. Approximately 74 percent of the water used in washing and dust control would be collected and conveyed to the water retention basins where suspended solids would be removed and clarified water returned to the processing system. Water would be consumed by: 1) evaporation to the atmosphere, and 2) water included in products trucked from the project site. Water would be removed from the processing cycle through percolation, although this water would eventually become available as groundwater.

The estimated total annual water demand for average and maximum production rates were developed using the following assumptions:

- Conveyance to Surge Pile:
  - 6 material drop points (conveyance system to surge pile)
  - 6 conveyor spray bars, each with 2 nozzles spraying at a rate of 0.5 gallons per hour, operated 25 percent of the time given the inherent moisture of the mined material (i.e., operated during the hottest daylight hours)
  - 100 percent of this water is assumed lost to evaporation or held within mined material
- Aggregate Washing (Scalp Screening, Washing and Conveyance to Stockpiles):
  - 31,200 square foot surface area for water retention basins
  - 207 gallons of water used per ton for aggregate washing
  - Water used for fugitive dust control is consumed

- Water used in the product is consumed
- Water that returns to the Water Retention Basins, less evaporation, is recovered
- Water that percolates is recovered
- Dust Suppression:
  - 3.5 acres where loaders operate in the Processing Facilities Area and to and from the mining area to the crusher
  - 0.43 gallons per square yard per day
  - Surge pile watering during periods of high winds
  - 100 percent of this water is assumed lost to evaporation

Based on the above assumptions, Diamond Rock would use approximately 351,016 gallons of water per day if operated at its average production rate of 500,000 tons per year. Approximately 74 percent would be recycled and reused. About 17 percent (approximately 59,686 gallons of water per day) would be consumed during the processing, and 9 percent would percolate into the ground.

Operating at a peak production rate of 750,000 tons per year, Diamond Rock would use approximately 522,161 gallons of water per day. Recycled water would account for approximately 75 percent of the water used, with the remainder being replaced from Well #4. This equates to the consumption of approximately 83,346 gallons of water per day.

**Administration, Security, and Public Safety.** Diamond Rock would include an administration office and dispatch/operations building for normal everyday business. Nighttime and weekend security at the Processing Area would be provided by perimeter fencing, locked gates, nighttime lighting, and a person living in a caretaker/security trailer. The office area may be alarmed. Equipment would be disabled daily at the end of the shift.

Precautionary fencing and signs would be placed around the mining pit, where needed, for mine safety. In some areas, fencing may be used with wooden or metal posts with wire, flagging, or other materials to alert people to the presence of the mining pits. Metal fencing would be placed in areas that would not be susceptible to flooding (and possibly conveyance downstream to other properties), or would be removed prior to the winter season. Alternative barriers that meet mine safety standards would also be used, such as simple sand berms.

**Hours and Days of Operation and Employment.** With the exception of truck loading operations, Diamond Rock would operate up to 303 days per year, employing eight people fulltime (i.e., five during the day shift, three during the night shift). Proposed operating hours are as follows:

- Mining/Primary Crushing. Monday through Saturday: 5 a.m. to 6 p.m. (during daylight hours)
- Processing/Secondary Crushing. Monday through Saturday: 5 a.m. (during morning daylight hours) to 10 p.m.
- Truck Loading. Daily: 24 hours per day

The co-occurrence of the various activities at the project site is summarized in Table 4.



**TABLE 4  
 ACTIVITIES AT THE PROJECT SITE**

<b>Hours</b>	<b>Mining/Primary Crushing</b>	<b>Processing<sup>2</sup></b>	<b>Truck Loading<sup>3</sup></b>
Daytime: 5 a.m. – 6 p.m. <sup>1</sup>	X	X	X
Evening: 6 p.m. – 10 p.m.		X	X
Night: 10 p.m. – 5 a.m.			X

<sup>1</sup> As daylight is available.

<sup>2</sup> Total processing time is expected to be up to 16 hours per day, within this 17 hour period.

<sup>3</sup> Loading will occur per demand, which is typically met during the day, but could occur at night for unusually larger orders.

Nighttime operations include as-needed processing until 10 p.m., and truck loading and hauling (using stockpiles at the Processing Area) on a 24-hour basis if required to meet demand (e.g., nighttime road work). No mining would occur at night. It is expected that up to 50 percent of deliveries from Diamond Rock would occur at night, primarily toward Santa Maria, to provide the PCC-grade aggregate needed for Caltrans and public works projects, night paving, and industrial and commercial buildings.

Contract requirements often require the producers of PCC-grade aggregate to provide materials on a 24-hour basis. These contracts involve large-scale projects, such as highway resurfacing by Caltrans, major public works road projects, and Corps of Engineer projects to reinforce dam toes or dikes, among others. In some instances, it may be necessary to conduct processing and loading, or only loading, on Sundays (5 a.m. to 6 p.m.).

**Project Generated Traffic.** Truck traffic generated by the project would vary with production rates, market demand, and the truck traffic restrictions of Condition No. 34. An estimate of the average daily truck trips associated with the proposed project is provided below for year-round operations (365 days per year) and the use of 29½-ton capacity hauls trucks to deliver finished products to destinations. **Average daily haul truck traffic shall be limited to:**

- Average production year – 37 exit loads, which equates to 74 one-way truck trips.
- Maximum production year – 55 exit loads, which equates to 110 one-way truck trips. Truck trips would primarily occur during the daylight hours (5 a.m. to 6 p.m.) with up to 12 hours of loading. For certain orders, truck loading may occur through the night.

The Diamond Rock mine would also accept an average of 25,000 tons per year of concrete rubble for recycling, using 25-ton capacity trucks, which would generate an estimated 6 average daily truck trips (ADT) over the year. Diamond Rock-related traffic would also include an estimated 16 ADT from the four employees working each of two shifts, and the estimated 4 ADT associated with Diamond Rock-related deliveries and service vehicles.

Total estimated Diamond Rock-related vehicle trips are summarized in Table 5 below.

**TABLE 5  
 ESTIMATED VEHICLE TRIPS**

<b>Truck Trips<sup>1</sup></b>	<b>ADT/Typical Production Year</b>	<b>ADT/Peak Production Year</b>
Aggregate deliveries	74	110
Recyclable concrete	6	6
Other Trips	4	4
Employees	16	16
Total=	100	136

<sup>1</sup> In general, most of the truck trips would occur during daylight hours. However, there may be orders which involve truck trips at night. The total number of daily truck trips would not increase. Instead, the frequency of truck trips per hour would be less.

**Mitigation Measures from 05EIR-00000-00001**

**Drainage, Erosion and Water Quality**

- Mine Pit Configuration Revision.** The proposed mining plan shall be modified to reconfigure the southwest corner of the proposed mine pit to allow for a minimum 900-foot wide open channel area between the west bank of the Cuyama River and the western edge of the berm surrounding the pit. An example of the overall intent of the modified mining plan is provided on EIR Figures 3-8 and 3-9. The applicant shall monitor river flows for the first three winters after mining has been initiated (with the use of low flow berms in the river channel). The applicant shall document the effect of the low flow berms on river flows, and the converse (effect of river flows on the berms) during these winters through the use of on-ground photographs, maps, diagrams, and/or notes from personal observations. This information shall be provided to County P&D at the end of each winter (April) for review. County P&D will review this information and determine if the additional channel width under this mitigation measure is considered necessary to avoid adverse hydraulic impacts in the river channel such as excessive berm erosion, river bank erosion, and channel scouring. The applicant shall coordinate with County P&D staff prior to the first monitoring year to ensure that the information to be provided is sufficient for evaluation purposes. At the end of three years of monitoring, if there are sufficient data, County P&D will determine if the modification of the mining pit boundary shall be continued while more monitoring data is collected, shall be considered a permanent limit, or shall be rescinded and the original proposed boundary reinstated. **Plan Requirements and Timing:** A stream elevation monitoring plan shall be developed and reviewed by OMR, the County and US Army Corps of Engineers staff prior to approval of a Land Use Permit. The applicant shall submit the results of the annual winter flow observations in accordance with the requirements of the approved monitoring plan to County P&D following the first three winters of operation. **Monitoring:** P&D shall review the information provided by the applicant and provide a final determination on the mining pit boundary following the third winter of mining.
- River Channel Survey Requirements.** The applicant shall survey the river bottom elevations from bank to bank each April and October at three locations: (1) 1,000 feet upstream of the current mine pit; (2) in the middle of the current mine pit; and (3) 1,000 feet downstream of the current mine pit. Elevations of the channel bottom shall be collected at survey points in three transects across the river. The number of survey points shall be sufficient to provide cross sections to compare the channel cross sections from year to year. These data shall be reviewed each year by County P&D, in consultation with County Flood Control District, during the annual SMARA inspections to determine if there is evidence of headcutting or channel

degradation. If adverse hydraulic conditions are evident, or appear to be developing, which could result in off-site impacts, County P&D will confer with the County Flood Control to determine modifications to the mining pit layout, width, and/or depth that would avoid these impacts. Given the uncertainty in ascribing these impacts to the presence of the mine pit, an incremental, multi-year approach to address these impacts by mine pit modifications would be implemented by the County P&D. **Plan Requirements and Timing:** A River Channel Survey Plan be prepared and provided to the County, OMR and the U.S. Army Corps of Engineers staff for review and approval prior to the approval of a Land Use Permit. At minimum, the plan shall:

- Provide maps depicting the location of monitoring cross section and longitudinal profiles.
- Indicate when profiles are to be developed, including the documentation of existing conditions prior to the start of mining activities.
- Identify performance criteria that are to be used to define what and when actions will be taken to mitigate adverse hydraulic conditions.

The applicant shall submit the results of the annual surveys to County P&D in April of each year, until such time that the County P&D has determined that additional surveying is not considered necessary. **Monitoring:** P&D shall review the survey data provided by the applicant and provide a final determination on the mining pit boundary following the third winter of mining.

4. **Access Road Design.** The access road from the Processing Area to the Phase 1 mining pit shall include culverts or other provisions to allow winter river flows to pass along the east side of the mine pit (EIR Figure 3-8). The low berm around the initial mine pit shall not extend across the open river channel between the mine pit and the Processing Area. **Plan Requirements and Timing:** The flow passage facilities shall be indicated on the final plans for the mine which shall be submitted to P&D for review and approval prior to issuance of a Land Use Permit. The flow passage facilities shall also be shown on the annual mining plans submitted to P&D for review and approval. **Monitoring:** P&D shall review and approve the annual mining plans that include the flow passage facilities and shall conduct visual inspections of the project site throughout the life of the permit.
5. **Deer Park Creek Grade Control Structure.** The applicant shall include an earthen berm and grade control structure at the outlet of Deer Park Creek at the edge of the river. The berm and structure shall direct flows to the river, downstream of the mine pit, during the initial mining operations. If feasible, the berm and structure shall also direct flows during the full mine pit condition to the river instead of discharging into the mine pit as proposed in order to avoid a hydraulic “jump” that would be created at the edge of the full mine pit. The County Flood Control District shall review the berm and grade control structure design to ensure appropriate materials, size, and depth to prevent failure from channel bed erosion or by-passing flows. The berm and structure shall be included in the SMARA inspections by the County. **Plan Requirements and Timing:** The berm and grade control structure plans shall be indicated on the final plans for the mine which shall be submitted to P&D for review and approval prior to issuance of a Land Use Permit. **Monitoring:** P&D shall review and approve the annual mining plans that include the conditions of the berm and grade control structure and shall conduct visual inspections of the project site throughout the life of the permit.
6. **Floodplain Development Permit.** The applicant shall acquire a floodplain development permit from the Santa Barbara County Public Works Department, Flood Control District, for the facilities in the Processing Area. The application for the permit shall include a drainage report prepared by a registered engineer that delineates the floodplain limits associated with Deer Park Creek and the drainage from the unnamed tributary and State Route 33 (if present). The

application shall include floodproofing structures at the Processing Area in accordance with the County Floodplain Ordinance. It shall also include calculations to demonstrate that the proposed spaces between the screening berms would not cause localized flooding along State Route 33, nor exacerbate flooding along Deer Park Creek west of State Route 33. **Plan Requirements and Timing:** A copy of the application for a floodplain development permit shall be submitted to P&D for review. P&D shall provide recommendations to Santa Barbara County Public Works Department, Flood Control District concerning the flood hazard mitigation measures and proposed floodproofing. This Condition applies to the processing facility and does not apply to the Phase I – Extraction and Hauling only option. **Monitoring:** P&D shall conduct visual inspections of the project site throughout the life of the permit, as necessary to verify compliance with flood mitigation measures and floodproofing.

7. **Stormwater Percolation Swale Design.** The final design of the proposed stormwater percolation swale shall include the following elements:
- a. The size, volume, and retention time of the percolation swale shall be designed in accordance with the design guidelines and criteria in the Storm Water Management Plan (SWMP) prepared in accordance with the County's NPDES Municipal Stormwater Permit.
  - b. The percolation swale shall be maintained on a regular basis to ensure the design percolation rates are achieved. Maintenance shall include periodic removal of fines.
  - c. Vegetation shall be established in the swale if it will increase the percolation rate, without significantly reducing storage volume and retention time.

In addition, excess fines shall not be placed in the mine pit that contain flocculants or that have not been washed of the flocculants prior to discharge to the mine pit. **Plan Requirements and Timing:** The design criteria for the percolation swale shall be indicated on the final plans for the Processing Area which shall be submitted to P&D for review and approval prior to issuance of a Land Use Permit. This Condition applies to the processing facility and does not apply to the Phase I – Extraction and Hauling only option. **Monitoring:** P&D shall review and approve the annual mining plans that include the percolation swale and shall conduct visual inspections of the swale throughout the life of the permit.

### Geologic Hazards

8. **Mine Pit Design Modifications.** The mining plan shall be modified per the recommendations in the Hilltop Geotechnical Slope Geological Report, summarized as follows: 1) the width of benches on exterior mine slopes shall be reduced to 20 feet; 2) the width of access roads on exterior mine slopes shall be reduced to 40 feet; 3) no mining shall occur below the water table; and 4) the mine pit shall not be dewatered by pumping for the purposes of resuming mining operations – mining shall only resume after natural drawdown. **Plan Requirements and Timing:** The modifications to the proposed mining plan shall be clearly indicated on the final plans submitted to P&D for review and approval prior to issuance of a Land Use Permit. **Monitoring:** P&D shall review and approve the annual mining plans that include the slope conditions and shall conduct visual inspections of the mine slopes throughout the life of the permit.

### Groundwater and Water Use

No Conditions

## **Biological Resources**

9. **Riverbank Restoration Timing.** The proposed riverbank restoration shall be completed and meet the performance criteria within five years of Land Use Permit issuance or before 20 acres are disturbed in the mine pit, whichever comes first. Annual status reports shall be submitted to the County Planning and Development Department (P&D) until the restoration has been completed. **Plan Requirements and Timing:** The applicant shall submit a stand alone riverbank restoration plan, separate from the mine reclamation plan, to P&D for review and approval within 6 months of Land Use Permit issuance. The plan shall include the above requirement. **Monitoring:** P&D shall review the annual status reports on the progress of the riverbank restoration, as part of annual inspections required by SMARA.
10. **Stream Terrace Revegetation.** The disturbed portions, estimated to be about 5.35 acres, of the stream terrace adjacent to the river channel (see EIR Figure 3-19) shall be enhanced and restored to provide native alluvial scrub habitat for wildlife use during the life of the permit. The applicant shall submit a restoration plan to P&D for review and approval. The plan shall indicate the enhancement and restoration areas and describe habitat objectives, restoration methodology, performance criteria, and implementation schedule. The overall objective is to reduce the amount of non-native weeds and increase native shrub cover (using species common to alluvial scrub) in order to enhance conditions for wildlife use. The enhancement and restoration plan shall be independent of the mine reclamation plan. The plan shall include removal of all saltcedar from the stream terrace, including the top of bank areas adjacent to the agricultural field. Saltcedar shall be removed during the period of July through February to avoid disruption of any breeding birds. Cottonwood trees shall be planted in patches in suitable locations on the bank or at the toe of the bank between the stream terrace and agricultural field to provide bird roosting habitat. These restoration activities shall be completed within seven years of Land Use Permit issuance. **Plan Requirements and Timing:** The applicant shall submit a stand alone restoration plan, separate from the mine reclamation plan, to P&D for review and approval within 6 months of Land Use Permit issuance. **Monitoring:** P&D shall review the annual status reports on the progress of the restoration in conjunction with annual inspections required by SMARA.
11. **Blunt Nosed Leopard Lizard Protection.** The 16.87-acre stream terrace to be protected for blunt-nosed leopard lizard shall be maintained in a protected state during the life of the permit, which shall include measures to prevent unauthorized use by off-road vehicles, dumping, or other habitat damaging activities. No new roads shall be constructed in the area, and no equipment or stockpiles shall be placed within the boundaries. The area shall remain in a protected state until the County has determined that the mining pit and processing area have been fully reclaimed in accordance with the approved reclamation plan and SMARA and County requirements. **Plan Requirements and Timing:** The applicant shall submit a plan describing the boundaries of the protected area, and management actions to meet the above requirements. The plan shall be submitted to P&D for review and approval within 6 months of Land Use Permit issuance. **Monitoring:** P&D shall review the condition of the protected area during the annual SMARA site inspections.
12. **Ground Clearance Phasing.** To minimize the rate and extent of habitat loss as the mine pit is developed, the areas outside the active mine pit shall not be cleared, graded, or otherwise disturbed until such time that excavation is scheduled to begin in these areas. The applicant shall use the proposed perimeter flagging to delineate the boundary of the active mine, haul road, and low flow diversion berm. The applicant shall instruct all equipment operators to remain within the boundary. The applicant shall submit an up-to-date map of the active mine pit and haul road to P&D each year. **Plan Requirements and Timing:** The applicant shall submit an annual mining and haul route plan to P&D for review and approval which would show the location of the active mine mining area. **Monitoring:** P&D shall review the annual mining and

haul route plan, as well as conduct visual inspections of the mining operations during the annual SMARA site inspections.

13. **Ground Disturbance Minimization.** The applicant shall minimize the disturbance zone associated with the construction and maintenance of low flow diversion berm surrounding the mining pit by employing grading methods that avoid extensive equipment movement in the river channel. Earthwork and equipment travel associated with the construction and maintenance of the berms shall not occur outside the project site boundaries. **Plan Requirements and Timing:** The applicant shall submit an annual mining and haul route plan to P&D for review and approval which would show the location of the low flow diversion berm and describe the construction and maintenance methods. **Monitoring:** P&D shall review the annual mining and haul route plan, as well as conduct visual inspections of the mining operations during the annual SMARA site inspections.
14. **Haul Road Alignment.** The haul road to the mine pit shall be sited in such a manner as to reduce the number of re-alignments required as the mine pit becomes larger. If possible, the initial haul road alignment shall be maintained throughout the duration of the Phase 1 mining in order to avoid unnecessarily disturbing river channel habitats prior to the expansion of the mine pit during Phase 2. **Plan Requirements and Timing:** The applicant shall submit an annual mining and haul route plan to P&D for review and approval which would show the location of the haul road. **Monitoring:** P&D shall review the annual mining and haul route plan, as well as conduct visual inspections of the mining operations during the annual SMARA site inspections.
15. **Weed Control.** The applicant shall manage aggressive non-native weeds that may periodically colonize the low flow diversion berm. Aggressive noxious species, such as Russian thistle and star thistle, shall be removed on an on-going basis using a combination of mechanical means and herbicide application. The cover of non-native aggressive weeds shall not exceed 20 percent of the total plant cover on the berms during the life of the permit. Herbicides shall only be used to manage weeds if: 1) approved aquatic herbicides are used, such as AquaMaster; 2) herbicides are not applied to open water, on saturated ground, or during the winter season when flows could remove applied herbicides (December 1 through April 1); 3) Best Management Practices (BMPs) are employed to reduce the amount of applied herbicide, including the BMPs associated with the state-wide aquatic pesticide permit; 4) a weed management plan with the selected BMPs is submitted to, and approved by, Planning & Development prior to issuance of the Land Use Permit; and 5) the applicant has acquired the required state and federal permits and approvals for the application of herbicides. **Plan Requirements and Timing:** The applicant shall submit a weed management plan to P&D for review and approval prior to the issuance of a Land Use Permit. Annual reports on the status of weed cover on the low flow diversion berm shall be submitted to P&D for review and acceptance. **Monitoring:** P&D shall review the annual weed status reports, as well as conduct visual inspections of the low flow diversion berm conditions during the annual SMARA site inspections.
16. **Night Lighting Minimization.** Nighttime lighting on the southern perimeter of the Processing Area shall be shielded and directed to reduce light impingement on the habitat area located south of, and adjacent to, the Processing Area. **Plan Requirements and Timing:** Information on the lighting at the Processing Area shall be included in final plans to be submitted to P&D for review and approval prior to issuance of a Land Use Permit. This Condition applies to the processing facility and does not apply to the Phase I – Extraction and Hauling only option. **Monitoring:** P&D shall conduct visual inspections of the Processing Area throughout the life of the permit, as necessary, to verify compliance.
17. **Haul Road Speed Limit.** A 15-mph speed limit shall be enforced on the access road from the Processing Area to the boundary of the mine pit, wherever it is located at the time. The speed limit shall be posted in both directions, and all haul truck operators shall be informed of the

limit which is designed to reduce dust and collisions with wildlife. **Plan Requirements and Timing:** Speed limit signs shall be indicated on the final plans for the mine and Processing Area which shall be submitted to P&D for review and approval prior to issuance of a Land Use Permit. **Monitoring:** P&D shall conduct visual inspections of the project site throughout the life of the permit, as necessary to verify compliance. Annual SMARA inspections shall confirm that speed limit signs are in place as required.

18. **Wildlife Movement Corridor Setback.** The mining plan shall be modified to include a 75-foot setback from the toe of the east river bank to the low flow diversion berm, blunt-nosed leopard lizard exclusionary fence, or the top of the mine pit slopes (whichever comes first). This corridor shall be managed as open space with native alluvial scrub. It will allow wildlife to continue to travel uninterrupted through the project site on the east side of the river. No roads or vehicle access shall be allowed. In addition, the proposed blunt-nosed leopard lizard undercrossing for the mine pit access road (see Section 2.5.1) shall be installed and maintained (even if future studies indicate that the lizard is not present at the project site) in order to provide passage across the road for all reptiles and small mammals. **Plan Requirements and Timing:** The setback shall be indicated on the final plans for the mine and Processing Area which shall be submitted to P&D for review and approval prior to issuance of a Land Use Permit. The setback shall also be shown on the appropriate annual mining plans also submitted to P&D for review and approval. **Monitoring:** P&D shall review and approve the annual mining plans that include the setback, and shall conduct visual inspections of the project site throughout the life of the permit.
19. **Blunt Nosed Leopard and California Horned Lizard Surveys.** The applicant shall conduct field investigations to determine if the blunt-nosed leopard lizard or California horned lizard is present in the river channel or other areas to be disturbed at the project site. The field investigations shall be conducted by a qualified biologist approved by Planning & Development, using survey protocols approved by the US Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG). The field investigations shall occur during each of the first five years of project operations. The results shall be provided to Planning & Development and USFWS and CDFG for review and acceptance. If the results demonstrate that lizards are absent from the river channel and unlikely to ever be present, Planning & Development will consult with USFWS and CDFG to determine if the use of exclusionary fence around the mine pit is still considered necessary. Planning & Development shall amend the conditions of approval related to the fencing in this situation. If the results indicate that blunt-nosed leopard lizards or California horned lizards are present in the river channel areas to be mined or other areas to be disturbed, the applicant shall acquire necessary permits and approvals from USFWS and CDFG to remove and relocate lizards from areas to be mined or disturbed. The applicant shall provide Planning & Development with a copy of an approved lizard relocation plan and necessary permits prior to implementation. **Plan Requirements and Timing:** The applicant shall submit the results of the annual blunt-nosed leopard lizard and California horned lizard surveys during the first five years of operations, including any correspondence with USFWS and CDFG. A final report and recommendation shall be included in the last report, including any correspondence or communication with USFWS and CDFG. **Monitoring:** P&D shall review the recommendations in the last report and make or recommend appropriate amendments to permit conditions.
20. **Blunt Nosed Leopard Lizard Protection Area Modifications.** The applicant-proposed exclusionary fence around the blunt-nosed leopard lizard protection area adjacent to the mine site shall be modified as follows. A permanent fence shall not be placed around the blunt-nosed leopard lizard protection area as planned. Instead, the exclusionary fence to prevent blunt-nosed leopard lizards from entering the mine pit or crossing the access road to the mine pit shall be placed along the perimeter of these work areas, and shall be moved as necessary as the mine pit is enlarged and the access road location is moved. This approach will allow blunt-nosed leopard

lizards to move freely between the river channel and the protected area, as shown on EIR Figure 3-21 for the Phase 1 mining layout. The exclusionary fence shall be temporarily removed during the period December 1 through April 1 of each year in locations that may be susceptible to winter river flows. The exclusionary fence shall also be placed along the perimeter of the Processing Area, if the survey results from Condition of Approval No. 19 indicate a need. **Plan Requirements and Timing:** The location and description of the exclusionary fence and guidelines on annual placement shall be included in the final plans for the mine and Processing Area to be submitted to P&D for review and approval prior to issuance of a CUP. **Monitoring:** P&D shall review and approve the annual mining plans that include the locations of all exclusionary fencing, and shall conduct visual inspections of the fencing throughout the life of the permit, as necessary to verify compliance.

### Traffic and Circulation

21. **DELETED (this condition is no longer applicable to the proposed project due to the truck traffic restriction requirements of Condition No. 34)**
22. **State Route 33 Turn Lane.** The applicant shall design and construct a northbound left-turn lane on State Route 33 at the entrance to the project site. The applicant shall coordinate as necessary with Caltrans to acquire the necessary approvals for this facility. The turn lane shall be completed prior to initiation of contract sales of material from the processing operations. This condition may be modified or delayed by the County if evidence of Caltrans approval of a modification or delay is provided. **Plan Requirements and Timing:** The proposed mining plan shall include this facility, including evidence of Caltrans engineering and right of way approvals. This Condition applies to the processing facility and does not apply to the Phase I – Extraction and Hauling only option. **Monitoring:** Completion of the left turn lane to be verified by P&D staff no later than the second annual SMARA compliance inspection after issuance of the use permit, or by an alternative time if approved by Caltrans.
23. **Traffic Safety Requirements.** The following measures shall be implemented to increase truck safety along State Routes 33 and 166:
  - a. All applicant-owned trucks and independent truckers shall use headlights during the day when traveling to and from the project site along State Routes 33 and 166.  
**(This condition has been deleted because it is no longer applicable to the proposed project due to the truck traffic restriction requirements of Condition No. 34)**
  - b. Trucks shall be prohibited from parking, staging, or queuing along State Route 33 shoulders.
  - c. Truck caravans to and from the mine site on State Route 33 south of the project site shall be prohibited.
  - d. The applicant shall post and maintain a phone recording complaint line for residents to report possible violations. Trucks owned by the applicant shall be readily identifiable by a placard with a unique number that is sized and located on all four sides of the vehicle in order to be clearly visible to individuals wishing to make a complaint against an individual driver. Since the applicant has no direct control over the vehicles used by independent truckers, the applicant shall use the truck trip logs and the complaint logs (i.e., especially the time and date) to identify truckers against whom a complaint has been made and to resolve complaints.

**Plan Requirements and Timing:** The provisions listed in Condition 23 shall be included in the plans submitted at the land use permit stage. **Monitoring:** The applicant shall post these conditions and provide copies to all truckers (both applicant-owned and independent truckers). The applicant shall maintain daily records of all truck trips along State Routes 33 and 166 indicating the departure time and date, with clearly noted prohibited times for departures and prohibited parking locations. The applicant also shall maintain records of the phone complaint



line. The County shall inspect these daily records and verify that all conditions are posted as part of the annual SMARA compliance inspection, or at any other time, to determine compliance.

## **Noise**

24. **On-Site Noise Attenuation Measures.** To reduce impacts of mining operations on nearby residential receptors, the following noise attenuation measures shall be implemented:
- a. Sound barriers at least 10 feet high shall be installed along the southern property line adjacent to the Processing Area to reduce noise emissions from truck loading and movements in the Processing Area that would affect the nearby residences at the Los Padres National Forest Ventucopa Work Camp, particularly at night. The preferred sound barrier would be constructed of landscaped berms, but other materials may be acceptable if the berms are infeasible. The proposed site layout shall be modified to provide for the barriers. An example is provided on EIR Figure 3-35.
  - b. Machinery associated with crushing and screening at the Processing Area shall use electric motors or have manufacturer's mufflers and other noise reduction measures to minimize noise levels on diesel engines. Localized barriers or curtains shall be used to shield and reduce noise levels from truck loading activities.
  - c. Trucks shall be prohibited from parking, staging, or queuing along State Route 33 shoulders at or near the entrance of the Processing Area.
  - d. The use of jake brakes shall be prohibited when entering the Processing Area.

**Plan Requirements and Timing:** Locations of noise producing equipment and noise barriers/details shall be shown on the Land Use Permit. Equipment and shielding shall remain in the designated locations throughout the operation of the project. This Condition applies to the processing facility and does not apply to the Phase I – Extraction and Hauling only option. **Monitoring:** Permit Compliance shall perform site inspections to ensure compliance.

25. **Traffic Noise Reduction Measures.** To reduce noise impacts of haul trucks on residential receptors along State Route 33 from the project site to Lockwood Valley Road, the following noise attenuation measures shall be implemented:
- a. Truck trips on State Route 33 south of the project site on Sundays shall be limited on Sundays to 11:00 a.m. to 6:00 p.m. Exceptions may be granted on a case by case basis by the County P&D Director and shall be limited to situations of emergency construction or repairs by Caltrans or utility companies, or other similar situations that may warrant an exception for the public interest.
  - b. No more than 33 percent of the allowable daily truck trips shall occur during the period 10:00 p.m. to 5:00 a.m. Exceptions may be granted on a case by case basis by the County P&D Director and shall be limited to situations of emergency construction or repairs by Caltrans or utility companies, or other similar situations that may warrant an exception for the public interest.
  - c. Trucks shall be prohibited from parking, staging, or queuing along State Route 33.
  - d. Truck caravans to and from the mine site on State Route 33 south of the project site shall be prohibited.
  - e. The use of jake brakes shall be prohibited on applicant-owned and independent trucks between Ozena and the project site.
  - f. The applicant shall post and maintain a phone recording complaint line to report possible violations of these restrictions by residents. Trucks owned by the applicant shall be readily identifiable by a placard with a unique number that is sized and located on all four sides of the vehicle in order to be clearly visible to individuals wishing to make a complaint against an individual driver. Since the applicant has no direct control over the vehicles used by independent truckers, the applicant shall use the truck trip logs

and the complaint logs (i.e., especially the time and date) to identify truckers against whom a complaint has been made and to resolve complaints.

**Plan Requirements and Timing:** Conditions shall be included as conditions of approval for Use Permit. Conditions shall remain applicable throughout the life of the project. **Monitoring:** Permit Compliance to conduct inspections and respond to complaints to ensure compliance.

## Air Quality

26. **Dust Control.** The following measures would reduce fugitive dust emissions during the construction of the Processing Area facilities. They are based on the standard dust mitigation measures of the APCD.
- a. Areas subject to clearing, grading, earth moving or excavation shall be kept sufficiently moist, through use of either water trucks or sprinkler systems, to prevent dust from leaving the site. Water trucks or sprinkler systems shall also be used to keep on-site roads (paved and unpaved) damp enough to prevent dust raised from leaving the site. At a minimum, this shall include wetting down these areas in the late morning and after work is completed for the day. At the end of the day, areas with disturbed soil shall be sufficiently moistened to create a crust. Increased watering frequency shall be required whenever the wind speed exceeds 15 mph. These areas must also be kept moist during weekends and days when no construction activities are occurring.
  - b. Stockpiles and barren areas at the project site that would be disturbed on a periodic basis (at least once every 5 days) shall be kept sufficiently moist by the use of water trucks or sprinklers to prevent dust from leaving the site.
  - c. Stockpiles and barren areas at the project site that would remain undisturbed for more than 5 days shall be stabilized by the use of tackifiers, soil binders, or other measures. These stabilization agents shall be replenished throughout the dry season on an as-needed basis to prevent dust emissions.
  - d. On-site vehicle speeds shall be limited to 15 miles per hour or less.
  - e. Gravel pads or similar devices shall be installed at the project entrance to prevent tracking of mud on to public roads.
  - f. Highway 33 shall be inspected daily (midday and at the end of the day) during periods of truck hauling to determine if there is an accumulation of silt on the road that could cause fugitive dust. The highway shall be kept clean of such silt by the use of a street sweeper or watering truck.
  - g. Trucks transporting fill material to and from the site shall be tarped from the point of origin or loaded in a manner that provides sufficient freeboard to prevent visible dust plumes from being emitted.
  - h. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. The name and telephone number of such persons shall be provided to the APCD prior to initiation of construction. All dust control requirements shall be shown on grading and building plans.

This Condition applies to the processing facility and does not apply to the Phase I – Extraction and Hauling only option.

27. **On-Site NO<sub>x</sub> Emission Reduction.** The following measures would reduce NO<sub>x</sub> emissions from construction equipment and associated truck trips during the construction of the Processing Area facilities. They are based on the standard mitigation measures of the APCD
- a. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) should be utilized wherever feasible.
  - b. The engine size of construction equipment shall be the minimum practical size.

- c. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
- e. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- f. Diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters, or other control measures as certified and/or verified by EPA or California ARB shall be installed, as required by future rules.

**Plan Requirements and Timing:** these requirements shall be noted on all plans. Plans are required prior to approval of a Land Use Permit. This Condition applies to the processing facility and does not apply to the Phase I – Extraction and Hauling only option.  
**Monitoring:** Grading inspector shall perform periodic site inspections.

28. **Truck Transportation NOx Emission Reduction.** Average daily truck trips during the year shall not exceed 100 trips (50 exit loads) in order to reduce vehicular emissions below the County and APCD impact threshold for on-road NO<sub>x</sub>. Notwithstanding the traffic generation requirements of Condition 34, this limitation may be adjusted upwards if the County Planning & Development and County APCD approve an applicant-prepared haul truck emissions mitigation plan that demonstrates that higher daily truck volumes would not exceed the 25 lbs/day threshold in Santa Barbara County due to the future use of trucks by the project with lower emission rates, or other similar factors. This limitation may also be adjusted downward based on data regarding project-related truck distribution and estimated vehicle miles traveled in Santa Barbara County. This measure does not limit the total annual production directly, but would likely reduce the total annual production to about 540,000 tons per year due to limitations on truck size. The 100 truck trip limitation does not apply to the concrete recycle operations. However, the maximum annual concrete recycle deliveries shall not exceed 25,000 tons per year in order to ensure additional emissions are not created. **Plan Requirements and Timing:** These measures are to be included as conditions of approval for the Use Permit. **Monitoring:** Project applicant shall maintain logs of truck trips and production, and Permit Compliance shall periodically inspect, to ensure compliance.
29. **Diesel Exhaust Reduction.** In order to minimize diesel exhaust from on-site operations and to ensure that excess cancer risk levels from diesel exhaust remain below 10 in 1 million, the project shall incorporate a combination of measures to achieve at least an 85 percent reduction in diesel exhaust particulate matter or other controls that achieve the same limitation on excess cancer risk. One or more of the following methods may be uses:
- a. Purchasing new engines/equipment (Tier 2 or better)
  - b. Adding controls to existing equipment (diesel particulate filters)
  - c. Electrification
  - d. Other methods based on newer technology
- Plan Requirements and Timing:** The applicant shall prepare a revised health risk assessment based on the final inventory of engines to be operated and current Health Risk Assessment Guidelines, for review and approval by the County prior to occupancy or the start of operations. The effectiveness of any alternative control measures shall be confirmed by SBAPCD.  
**Monitoring:** Periodic inspection of proposed equipment

### Visual Resources

30. **Landscape Berm Maintenance.** The applicant shall develop and implement a monitoring and maintenance plan for the landscaping on the screening berms, and along the southern property boundary, to ensure the growth and health of the landscaping. **Plan Requirements and Timing:** The applicant shall submit a landscape monitoring and maintenance plan to County Planning & Development for review and approval prior to issuance of a land use permit. The plan shall include irrigation, fertilizing, pruning, and dust removal scheduling, and any other identified maintenance needs to ensure optimal growth. The plan shall include growth and survival performance goals for the trees for the life of the permit, including contingency plans to replant diseased or stressed trees. This Condition applies to the processing facility and does not apply to the Phase I – Extraction and Hauling only option. **Monitoring:** Installation and maintenance of the screening landscaping shall be included in the annual SMARA mine inspections by the County.
31. **Additional Processing Area Screening.** Additional screening shall be provided on the south side of the Processing Area to screen views from northbound viewers on State Route 33. The applicant shall modify the site layout (if necessary) and landscaping plan to provide a windrow of irrigated perennial trees between the haul road and the southern property boundary that extends at least 500 feet from State Route 33. The screening trees may include non-invasive ornamentals if no native trees would be effective in this application and location. Tamarisk shall not be used. See Mitigation Measure NS-1, Item (1) and Figure 3-35 for noise attenuation berms on the southern boundary that may provide visual screening under this measure. **Plan Requirements and Timing:** The final site layout and landscaping plans shall incorporate the additional screening landscaping and shall be submitted to County Planning & Development for review and approval prior to issuance of a land use permit. This Condition applies to the processing facility and does not apply to the Phase I – Extraction and Hauling only option. **Monitoring:** Installation and maintenance of the screening landscaping shall be included in the annual SMARA mine inspections by the County.
32. **Project Area Lighting.** Lighting installed at the Processing Area shall have a low glare design, and shall be hooded to direct light downward onto specific areas of the Processing Area. Light fixtures shall be shielded so that neither the lamp nor the related reflective interior surface shall be directly visible outside the Processing Area, and light levels at the perimeter of the Processing Area shall not exceed 0.5 foot candles. **Plan Requirements and Timing:** The applicant shall submit a lighting plan to County Planning & Development for review and approval, specifying the height, location, and intensity of all site lighting. An arrow should be included for each light fixture which indicates the direction of light being cast by such fixture. The plan shall also include a time management component which calls for the reduction of lighting to minimal security levels when there are no nighttime operations. The plan shall be submitted to County Planning & Development for review and approval prior to issuance of a land use permit. This Condition applies to the processing facility and does not apply to the Phase I – Extraction and Hauling only option. **Monitoring:** Ensuring the proper installation and use of lighting fixtures shall be included in the annual SMARA mine inspections by the County.

### Cultural Resources

33. **Resource Discovery.** In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant. **Plan Requirements and**

**Timing:** This condition shall be printed on the construction and mining plans. **Monitoring:** County Planning & Development staff shall check mining plans prior to approval of the land use permit.

## Agriculture

No Conditions

## Project Specific Conditions

34. **Limitations on Project-Generated Truck Trips.** Truck traffic to and from the Diamond Rock project site shall be prohibited through Ojai. The truck trips generated by the Diamond Rock mine that the project EIR assumed would travel through Ojai (20 percent of the project-generated traffic) shall not be re-routed in other directions. As a result of this condition, the average and maximum annual project-generated truck trips will be reduced by 20 percent when compared to traffic generation rates evaluated by the project EIR. Condition No. 1 (Project Description) has been revised and reflects the truck trip limitation requirements of this condition.

Any proposed change to the truck trip limitations required by this condition shall require the project applicant to file an application to modify the project's Conditional Use Permit. Planning & Development shall provide copies of the permit modification application to the Ventura County and City of Ojai Planning Departments. The application to modify 03CUP-00000-00037 shall be considered by the Santa Barbara County Planning Commission at a publicly noticed hearing. Notice of said hearing shall also be provided to the Ventura County and City of Ojai Planning Departments, and notices shall be provided in a newspaper of general distribution in the Ojai area in accordance with Santa Barbara County noticing procedures.

35. **Project-Generated Truck Traffic Monitoring.** Daily weight receipt records for material hauling trucks leaving the project site shall be made available for inspection by the County. The weight receipts shall also indicate the origin location of the truck, destination of the truck, and the time it left the project site. The permittee shall keep at least the previous 365 days weight receipts on file at the project at all times.
36. **Regional Permit Monitoring Program.** Upon the effective date of a permit monitoring condition imposed by the County of Ventura on aggregate mines in Ventura County, the permittee shall participate in a permit monitoring program developed by the County Ventura and the County of Santa Barbara for the purpose of uniform permit condition monitoring by both jurisdictions. The program shall apply to this project as well as other relevant projects in both counties (i.e., mines for which at least 50% of the traffic uses State Route 33).
37. In regard to truck monitoring, the joint monitoring program may include, but is not limited to, the following elements:
- a. Traffic monitoring devices (counter hoses, etc) at or near the project entrance that record the timing and/or identification of trucks arriving and departing the project.
  - b. Use of public employees or consultants hired by the count(ies) to monitor and record truck movements in Ventura, Santa Barbara, Kern and/or San Luis Obispo Counties.
  - c. Review on demand the project weigh tickets as requested by public employees or County authorized consultants. Toward this end, the permittee shall keep at least the previous 365 days weigh tickets on file at the project at all times.

The cost of this program, including any consultant or County staff costs, shall be borne by the participating projects based on their pro rata share of the total mining traffic (i.e. previously permitted trips and any additional trips approved by this or future modifications to this permit) generated by the participating projects.

38. **Truck Identification.** Upon the effective date of a truck identification condition imposed by the County of Santa Barbara on aggregate mines in Ventura County, the permittee shall participate in a truck identification program developed jointly by the mine operators, the County of Santa Barbara and the County of Ventura that allows easy determination of what mine the truck is utilizing. The program shall apply to product or delivery trucks traveling to, or leaving from, the site. This identification system only applies to trucks being used by customers with accounts on file with the project.

The purpose of this condition is to develop a unified vehicle identification program for mining projects in Santa Barbara and Ventura that allows designated condition compliance monitors (see Condition 36) or members of the public to easily identify the mine the truck is utilizing. Such identification will help to monitor condition limits on numbers of truck-trips, designated routes, and/or permitted hours of operation for some of the mines in the two counties.

The cost of this program, including any materials, consultant and/or County staff costs, shall be borne by the participating projects based on their pro rata share of the total traffic (i.e. previously permitted trips and any additional trips approved by this or future modifications to this permit) generated by the participating projects.

39. **Annual Report.** As part of the SMARA Annual Status Report [LUDC 35.82.160.H.1.b(9)] the permittee shall prepare and submit to the County and Conditional Use Permit compliance report that describes how all conditions and mitigation measures of this permit are being implemented, any problems with such implementation, and the proposed resolution of identified problems.

40. **Landscape Plan and Performance Securities.** Landscape plans for the proposed screening berms along State Route 33 shall be provided. **Plan Requirements/Timing:** All landscape plans shall be reviewed by P&D and BAR prior to approval of a Land Use Permit Two performance securities shall be provided by the applicant prior to approval of a Land Use Permit, one equal to the value of installation of all items listed in section (a) below (labor and materials) and one equal to the value of maintenance and/or replacement of the items listed in section (a) for five (5) years of maintenance of the items. The amounts shall be agreed to by P&D. Changes to approved landscape plans may require a substantial conformity determination or an approved change to the plan. The installation security shall be released upon satisfactory installation of all items in sections (a). If plants and irrigation have been established and maintained, P&D may release the maintenance security 5 years after installation. If such maintenance has not occurred, the plants or improvements shall be replaced and the security held for another 5 years. If the applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property. The installation security shall guarantee compliance with the provision below:

- a. Installation of all landscaping and irrigation with timers in accordance with the approved landscape plan prior to occupancy clearance.

This Condition applies to the processing facility and does not apply to the Phase I – Extraction and Hauling only option.

41. **Water Quality Permit.** The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **Plan Requirements and Timing:** Prior to approval of a Land Use Permit the applicant shall

submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The objective of the SWPPP shall be to demonstrate that the proposed project would not result in a net increase in sediment discharges from the project site. A copy of the SWPPP must be retained on the project site during mining activities.

42. **Streambed Alteration Agreement Required.** No alterations to the channel or banks of the Cuyama River shall be permitted until the Department of Fish and Game has issued a Streambed Alteration Agreement. **Plan Requirements and Timing:** A copy of the approved Streambed Alteration Agreement shall be provided to Planning and Development prior to approval of a Land Use Permit.
43. **404 Permit Required.** Prior to approval of a Land Use Permit for project-related grading or fill activity activities within the Cuyama River, the applicant shall obtain a U.S. Army Corps of Engineers 404 permit. **Plan Requirements and Timing:** A copy of the approved 404 Permit shall be provided to Planning and Development prior to approval of a Land Use Permit.
44. **401 Certification Required.** Prior to approval of a Land Use Permit, the applicant shall obtain a 401 Water Quality Certification from the Regional Water Quality Control Board. **Plan Requirements and Timing:** A copy of the approved 401 Water Quality Certification shall be provided to Planning and Development prior to approval of a Land Use Permit.
45. **Project Site Appearance.** Mining operations shall be conducted in a neat and orderly manner, free from junk, trash, or unnecessary debris. Where in public view, salvageable equipment stored in a non-operating condition shall be suitably screened or stored in an enclosed structure.
46. **Revised Reclamation Plan.** Prior to submittal of the proposed reclamation Plan to the California Office of Mine Reclamation for review and comment, the project applicant shall submit a revised reclamation plan that is consistent with the approved project description and conditions or approval.

### **Conditional Use Permit Conditions**

47. This Conditional Use Permit is not valid until a Land Use Permit for the development and/or use has been obtained. Failure to obtain said Land Use Permit shall render this Conditional Use Permit null and void. Prior to the issuance of the Land Use Permit, all of the conditions listed in this Conditional Use Permit that are required to be satisfied prior to approval of Land Use Permits must be satisfied. Upon issuance of the Land Use Permit, the Conditional Use Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the Board of Supervisors.
48. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Sec. 35.82.060 of the LUDC, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete, or add conditions to this permit.
49. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Land Use Permit issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit.

50. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
51. Within five (5) years after the effective date of this permit, construction and/or the use shall commence. Construction or use cannot commence until a Land Use Permit has been issued. Failure to commence the construction and/or use pursuant to a valid Land Use Permit shall render the Conditional Use Permit null and void.
52. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Planning and Development prior to the expiration date.
53. The operator and owner are responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and the operator.
54. If the applicant requests a time extension for this permit/project, the permit/project may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Land Use Permit.
55. This permit is issued pursuant to the provisions of Section 35.82.060 of the LUDC and is subject to the foregoing conditions and limitations; and this permit is further governed by the following provisions:
  - c. If any of the conditions of the Conditional Use Permit are not complied with, the Planning Commission, after written notice to the permittee and a notices public hearing, may in addition to revoking the permit, amend, alter, delete or add conditions to the permit at a subsequent public hearing noticed for such action.
  - d. A Conditional Use Permit shall become null and void and automatically revoked if the use permitted by the Conditional Use Permit is discontinued for more than one year.
  - e. Said time may be extended by the Planning Commission one time for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Planning and Development prior to the expiration date.
56. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use Permit from Planning and Development. This Permit is required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permit will be issued by Planning and Development, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
57. **Signed Agreement to Comply Required.** Prior to approval of Land Use Permits for the project, the owner shall sign and record an agreement to comply with the project description and all conditions of approval.
58. **Compliance with Departmental letters required as follows:**
  - a. Flood Control dated May 17, 2007.

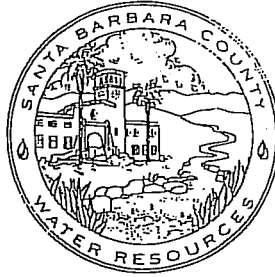


- b. Public Health dated May 22, 2007.
  - c. Santa Barbara APCD dated May 29, 2007.
  - d. Fire Department, dated March 18, 2005
59. **Print & illustrate conditions on plans.** All applicable final conditions of approval shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
60. **Mitigation Monitoring required.** The applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this the applicant agrees to:
- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities.
  - b. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff, other agency personnel and with key construction personnel.
  - c. Pay fees prior to approval of a Land Use Permit as authorized under ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute.
61. **Fees Required.** Prior to issuance of a Land Use Permit, the applicant shall pay all applicable P&D permit processing fees in full.
62. **Indemnity and Separation Clauses.** Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Conditional Use Permit. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
63. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the County and substitute conditions may be imposed.

#### ADDITIONAL CONDITIONS

64. **Groundwater Protection.** The mine pit shall not be excavated to the level of ground water, and shall stay at least an average of 6 feet above ground water level. If ground water is encountered, material shall be replaced in the pit to a depth of 6 feet above ground water, and excavation may continue above that elevation.”

65. As long as the Diamond Rock material is being delivered to, processed at or stockpiled at GPS, there shall be a contract between Diamond Rock and GPS that requires compliance with all applicable conditions, regulations and restrictions, including Conditions 17, 34, 35, 37 and 38 of 11RVP-00000-00032, at the GPS site at all times and prohibits simultaneous mining at Diamond Rock and GPS. A Draft contract shall be submitted to P&D for review and approval by P&D and County Counsel prior to the issuance of the Land Use Permit that effectuates 11RVP-00000-00032.



RECEIVED

MAY 16 2007

S.B. COUNTY  
PLANNING & DEVELOPMENT

Santa Barbara County Public Works Department  
Flood Control & Water Agency

May 15, 2007

Planning Commission  
S.B. County Planning & Development  
123 E. Anapamu St.  
Santa Barbara, CA 93101

Re: 03-CUP-00000-00037; Diamond Rock Sand & Gravel Mine and Processing Facility  
APN: 149-220-002; -011; & -065/Ventucopa

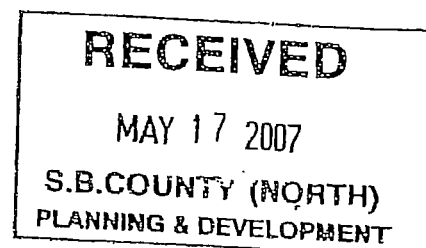
Dear Commissioners:

This District recommends that approval of the above referenced project be subject to the following conditions.

1. Prior to issuance of Land Use Permits, the applicant shall comply with the Flood Control Standard Conditions of Approval.
2. Prior to issuance of Land Use Permits, the applicant shall submit Grading & Drainage Plans for District review and approval. Said plans shall convey drainage from Deer Park Creek, and runoff from all other areas, to the Cuyama River in a non-erosive manner.
3. The applicant will be required to pay the current plan check fee deposit at the time the plans are submitted for review.

Sincerely,

Dale W. Weber, P.E.  
Development Engineer



cc: Joyce Gerber, Planning & Development  
Gary Kaiser, Planning & Development  
West Coast Environmental, 1838 Eastman Ave., Suite 200, Ventura, CA 93003  
Troesh Ready Mix, Inc., 305 Cuyama Lane, Nipomo, CA 93852  
Triangle E Farms, 2830 State Route 33, Maricopa, CA 93852

Santa Barbara County

# PUBLIC Health

DEPARTMENT

## Environmental Health Services

2125 S. Centerpointe Pkwy., #333 • Santa Maria, CA 93455-1340  
805/346-8460 • FAX 805/346-8485

Elliot Schulman, MD, MPH Health Officer/Director  
Michele Miodonick, Deputy Director  
Rick Merrifield, Environmental Health Director

TO: Gary Kaiser, Planner  
Planning & Development Department  
Development Review Division

FROM: Paul Jenzen  
Environmental Health Services

DATE: May 22, 2007

SUBJECT: Case No. 03CUP-00000-00037

Ventucopa Area

Applicant: Troesh Materials Inc.  
305 Cuyama Lane  
Nipomo, CA. 93444

Property Location: Assessor's Parcel No. 149-220-002, 011 & 065, zoned U & AG-II-40, located at 2830 State Route 33.

Case No. 03CUP-00000-00037 represents a request to establish a new sand and gravel extraction and processing facility. Part of the project would include a scale house, restroom facilities and 7,500 square foot office.

Domestic water supply is proposed to be provided by a private water system. As a business, a single-parcel water system would be required to serve the proposed project.

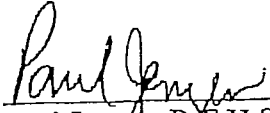
Sewage disposal is proposed to be provided by an on-site wastewater treatment system. The applicant has provided an engineering report completed by Ensitu Engineering and dated June 26, 2003 that indicates a septic system could be constructed to serve the proposed project.

Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Issuance of Zoning Clearance, an application for a Single Parcel Water System Permit shall be reviewed and approved by Environmental Health Services in accordance with Santa Barbara County Code Chapter 34B.

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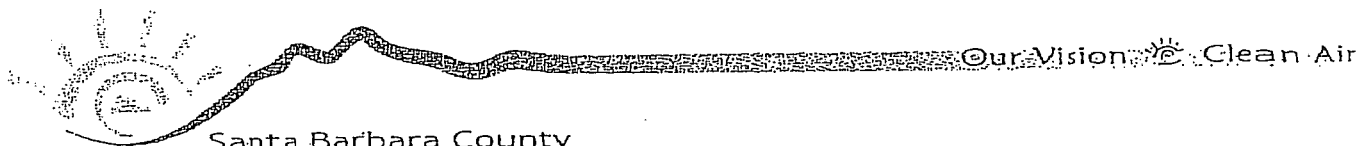
2. Prior to Issuance of Zoning Clearance, an application for an On-site Wastewater Treatment System permit shall be reviewed and approved by Environmental Health Services.



Paul Jenzen, R.E.H.S.  
Senior Environmental Health Specialist

cc: Applicant  
Agent, West Coast Environmental and Engineering, 1838 Eastman Ave., Suite 200, Ventura,  
CA. 93003  
Mark Matson, Planning & Development Dept, Building Div., Santa Maria  
Rick Furtado, Environmental Health Services

LU-4726



Santa Barbara County  
Air Pollution Control District

May 29, 2007

Gary Kaiser, Project Manager  
County of Santa Barbara  
Development Review, North County Office  
624 W. Foster Road, Suite C  
Santa Maria, CA 93455

RE: Diamond Rock Sand and Gravel Mining and Processing Facility: Recommended  
Conditions of Approval

Dear Gary:

The Santa Barbara County Air Pollution Control District (SBCAPCD), as a responsible agency under CEQA, appreciates the opportunity to recommend conditions of approval for the P&D permitting action on above mentioned project. We recommend the following conditions of approval, updated from the mitigations described in the FEIR:

1. Prior to issuance of land use clearance, SBCAPCD permits (Authority to Construct and Permit to Operate) must be issued for this project.
2. Fugitive Dust Control during construction and operation of the mining project:
  - a) Areas subject to clearing, grading, earth moving or excavation shall be kept sufficiently moist, through use of either water trucks or sprinkler systems, to prevent dust from leaving the site.
  - b) Water trucks or sprinkler systems shall also be used to keep on-site roads (paved and unpaved) damp enough to prevent dust raised from leaving the site. At a minimum, this shall include wetting down these areas in the late morning and after work is completed for the day. At the end of the day, areas with disturbed soil shall be sufficiently moistened to create a crust. Increased watering frequency shall be required whenever the wind speed exceeds 15 mph. These areas must also be kept moist during weekends and days when no construction activities are occurring.
  - c) Stockpiles and barren areas at the project site that would be disturbed on a periodic basis (at least once every 5 days) shall be kept sufficiently moist by the use of water trucks or sprinklers to prevent dust from leaving the site.
  - d) Stockpiles and barren areas at the project site that would remain undisturbed for more than 5 days shall be stabilized by the use of tackifiers, soil binders, or other measures. These stabilization agents shall be replenished throughout the dry season on an as-needed basis to prevent dust emissions.
  - e) On-site vehicle speeds shall be limited to 15 miles per hour or less.

Terence E. Dressler - Air Pollution Control Officer

*Diamond Rock Mining Facility: SBCAPCD Recommended Conditions*

*May 30, 2007*

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5. A minimum 85 percent reduction in diesel exhaust particulate matter from on-site operations shall be achieved by a combination of using Tier 2 or newer engines, installing diesel particulate filters, and electrification of equipment. The applicant shall prepare a revised health risk assessment based on the final inventory of engines and control equipment to be operated for review and approval by the County and APCD prior to issuance of the Land Use (grading) permit.

Sincerely,

/s/

Bobbie Bratz

Public Information and Community Programs Supervisor

cc: Michael F. Goldman, APCD Engineering Supervisor  
TEA Project File (Diamond Rock Mining Facility)  
TEA Chron File

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# Memorandum



Date: March 18, 2005

To: Valentin Alexeeff, Director  
Planning and Development  
Santa Barbara

From: Brad Lane, Inspector  
Fire Department

Subject: APN: 149-220-002/011/065; Case #: 03CUP-00037/03RPP-00002/05EIR-00001  
Site: Troesh Ready-Mix, Inc., Diamond Rock, Sand and Gravel Mine

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The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

**PRIOR TO OCCUPANCY CLEARANCE THE FOLLOWING CONDITIONS MUST BE MET:**

1. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit (HMU) at 686-6170 if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.
2. Permits for the use and storage of hazardous and/or flammable materials/wastes may be required.

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information please call 681-5530.

BL:reb

c: APN/Chron